

Home Investment Partnerships (HOME) Program

http://housing.mt.gov/Hous_HM.asp

MONTANA
Department of Commerce



HOUSING
DIVISION

Overview

- Purpose
- Eligible Applicants
- Funding Categories
 - Competitive Process Basics
 - Single-Family Pilot Program Basics

HOME Investment Partnerships Program

2

Purpose

- Expand the supply of affordable housing for low- & very low-income households



HOME Investment Partnerships Program

3

Eligible Applicants

- Local governments (cities, towns, and counties)
- Public housing authorities (PHAs)
- Qualified nonprofit community housing development organizations (CHDOs)
- housing.mt.gov/Hous_CHDO.asp

HOME Investment Partnerships Program

4

Funding Categories

1. Competitive process
2. NEW -- Noncompetitive Single-Family Pilot Program

HOME Investment Partnerships Program

5

Competitive Application Process

- **Eligible Activities:**
 - Rental Rehabilitation
 - New Construction (multi-family & single family)
 - Acquisition
 - Tenant-Based Rental Assistance

HOME Investment Partnerships Program

6

Competitive Application Process (continued)

- **2007 Application Due Date:**

- February 16, 2007

- **Maximum Grant Award:**

- \$500,000
 - Includes project "Soft Costs"

Competitive Application Process (continued)

- **Project Soft Costs**

- New Construction, TBRA, Acquisition: **8%**
 - Project Activity Costs: \$ 368,000 (92%)
 - Soft Costs: \$ 32,000 (8%)
 - Total Project: \$ 400,000 (100%)
- Rehabilitation: **12%**
 - Project Activity Costs: \$ 440,000 (88%)
 - Soft Costs: \$ 60,000 (12%)
 - Total Project: \$ 500,000 (100%)

Competitive Application Process (continued)

- **Match Requirements**

- 5% of HOME Costs

HOME Project Costs	\$ 368,000
HOME Soft Costs	\$ <u>32,000</u>
Total HOME Funds	\$ 400,000

Match (\$400,000 X 5%)= **\$ 20,000**

- **Match Source**

- Non-Federal funds

Competitive Application Process (continued)

● Eligibility Requirements:

- Compliance with implementation schedule
- No unresolved findings
- Must meet spend down requirements:
 - 2006 grants: 50% spent
 - 2005 grants: 75% spent
 - 2004 and older grants: completed **and** conditionally closed out

Competitive Application Process (continued)

- Application Guidelines **and** Uniform Application
 - housing.mt.gov/Hous_HM_Apps.asp
- Follow order of application
- Meet minimum threshold requirements

Competitive Application Process (continued)

● Minimum Threshold Requirements

- Certification of Consistency with the Consolidated Plan
- Must show project completion within 28 months of award
- Record of a **minimum** of one public hearing
- Completed environmental review checklist

Competitive Application Process (continued)

● Management Plan

- Program area boundaries and scope of project
- Targeted program beneficiaries
- Income determination
- Integration of program management
- Sample management documents

HOME Investment Partnerships
Program

13

Competitive Application Process (continued)

● Evaluation & Ranking

- Financial Management
- Program Management
- Project Planning
- Capacity Determination
- **NEW--Bonus Points available for energy efficiency and green building**

HOME Investment Partnerships
Program

14

Non-Competitive Single Family Pilot Program

● Eligible Activities:

- Homebuyer Assistance (HBA)
- Homeowner Rehabilitation (HOR)

● Application Due Date:

- NO deadline; NO application; NO scoring
- Funds distributed to 11 regions according to a formula based on population & age of housing
- Went into effect June 1, 2006

HOME Investment Partnerships
Program

15

Single Family Pilot Program (continued)

● Program Basics:

- Half of HOME program's annual allocation to single-family projects
- Qualification package instead of application
- 18 month allocation period

Single Family Pilot Program (continued)

● Program Basics (continued):

● Qualification package:

- Management Plan
- Environmental Review
- Lead-based paint regulations compliance plan
- Public outreach plan
- Evidence of public support from city and/or county officials

- housing.mt.gov/Hous_HM_SF.asp

Single Family Pilot Program (continued)

● Program Basics (continued):

● Reservation of Funds:

- Must be for specific address/household
 - 120 day reservation period for HBA
 - 180 days for HOR & new construction

Single Family Pilot Program (continued)

● Program Basics (continued):

● Soft Costs:

- HOR programs--12% fee
- HBA programs--\$1,500 flat fee

● Match:

- 5% match required for **each** homebuyer or homeowner assisted

ESTIMATED 2007 HOME Allocation

● CHDO (15% Set-Aside)	\$ 690,000
● State Recipients	\$1,350,000
● Single Family Pilot Program	\$2,100,000
● MDOC Admin Funds	<u>\$ 460,000</u>
● Total Estimated Allocation	\$4,600,000

Contact

Manager: Ethan Stapp
Location: 301 S. Park Ave., Room 240
Helena, MT 59601
Mailing Address: PO Box 200545
Helena, MT 59620-0545
Phone: 406.841.2820
FAX: 406.841.2821
TDD: 406.841.2702
Web: housing.mt.gov/Hous_HM.asp
